

Turnover Rates

The "Turnover Rate" represents the percentage of rental units that changed tenants from April 1, 2005 through March 31, 2006. Not all of the facilities responding to the survey provided turnover rate information. Therefore, the total number of units reported in the following charts is less than the total number of units reported by all of the facilities responding to the survey.

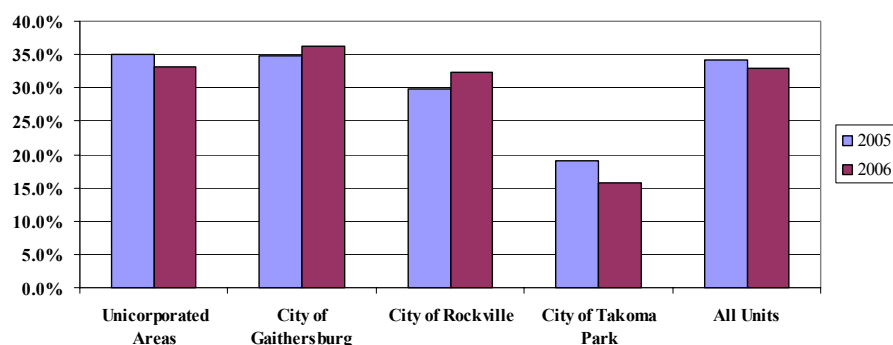
The 2006 countywide turnover rate was 33.0 percent, 1.2 percentage points lower than the 2005 turnover rate of 34.2 percent. The City of Takoma Park had the lowest turnover rate of the jurisdictions and major market areas at 15.7 percent, well below the countywide average. Bethesda-Chevy Chase, Silver Spring-Takoma Park, and Wheaton market areas also had below average turnover rates. The highest turnover rate was found in the Germantown-Gaithersburg market area, with a 42.0 percent turnover rate. Of all the structure types, the piggyback/townhouse buildings had the highest turnover rates at 35.7 percent.

Turnover Rates Market Rate and Subsidized

By Jurisdiction 2005-2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate 2006*</u>	<u>Turnover Rate 2005*</u>
Unincorporated Areas	49,883	16,553	33.2%	35.0%
City of Gaithersburg	5,387	1,952	36.2%	34.9%
City of Rockville	4,575	1,476	32.3%	29.8%
City of Takoma Park	1,478	232	15.7%	19.0%
All Units	61,323*	20,213	33.0%	34.2%

TURNOVER RATES FOR MARKET RATE AND SUBSIDIZED UNITS
2005-2006



*Weighted average

Turnover Rates for Market Rate and Subsidized Units

By Unit Size 2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate*</u>
Efficiency	3,459	1,166	33.7%
1 Bedroom	23,867	7,981	33.4%
2 Bedroom	28,174	9,274	32.9%
3 Bedroom	5,576	1,739	31.2%
4 Bedroom Plus	247	53	21.5%
All Units	61,323	20,213	33.0%

By Market Area 2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate*</u>
Bethesda-Chevy Chase	6,503	1,845	28.4%
Colesville-White Oak	8,081	2,512	31.1%
Darnestown-Potomac	497	64	12.9%
Germantown-Gaithersburg	14,616	6,136	42.0%
Olney	417	25	6.0%
Rockville	9,358	3,347	35.8%
Silver Spring-Takoma Park	13,718	4,056	29.5%
Upper Montgomery County	203	40	19.7%
Wheaton	7,930	2,188	27.6%
All Units	61,323	20,213	33.0%

By Building Structure Type 2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate*</u>
Garden	38,724	13,553	35.0%
Highrise	13,993	4,075	29.1%
Midrise	5,573	1,501	26.9%
Townhouse/Piggyback	3,033	1,084	35.7%
Total	61,323	20,213	33.0%

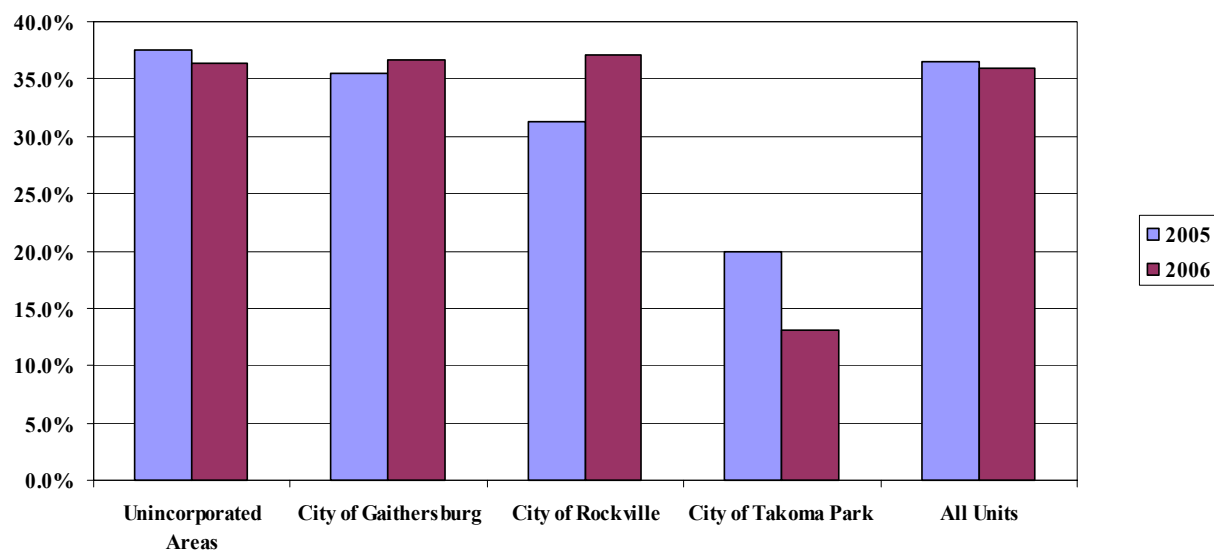
*Weighted average

Turnover Rates Market Rate

By Jurisdiction 2005-2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate 2006*</u>	<u>Turnover Rate 2005*</u>
Unincorporated Areas	40,562	14,729	36.3%	37.5%
City of Gaithersburg	5,069	1,892	37.3%	35.5%
City of Rockville	3,533	1,311	37.1%	31.3%
City of Takoma Park	869	114	13.1%	19.9%
All Units	50,033	18,046	36.1%	36.5%

TURNOVER RATE BY JURISDICTION FOR MARKET RATE UNITS 2005-2006



*Weighted average

Turnover Rates Market Rate

By Unit Size 2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate*</u>
Efficiency	2,462	917	37.3%
1 Bedroom	18,732	7,126	38.0%
2 Bedroom	24,245	8,448	34.8%
3 Bedroom	4,491	1,518	33.8%
4 Plus Bedroom	103	37	35.9%
All Units	50,033	18,046	36.1%

By Market Area 2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate*</u>
Bethesda-Chevy Chase	5,751	1,687	29.3%
Colesville-White Oak	6,946	2,371	34.1%
Darnestown-Potomac	45	11	24.4%
Germantown-Gaithersburg	12,550	5,558	44.3%
Olney	N/A	N/A	N/A
Rockville	7,353	3,040	41.3%
Silver Spring-Takoma Park	11,774	3,575	30.4%
Upper Montgomery County	75	28	37.3%
Wheaton	5,539	1,776	32.1%
All Units	50,033	18,046	36.1%

By Building Structure Type 2006

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate*</u>
Garden	32,849	12,313	37.5%
Highrise	11,188	3,625	32.4%
Midrise	3,993	1,233	30.9%
Townhouse/Piggyback	2,003	875	43.7%
Total	50,033	18,046	36.1%

*Weighted average